

EXHIBIT A TO OFFER TO PURCHASE -- CITY OF MILWAUKEE SCOPE OF WORK

Scope of Work for Property Located at: 2522 North 5th Street

Property is: Single Family ☐ Duplex ☒ Other ☐

Date: 10/30/2019 **OCCUPIED** ☒ **VACANT** ☐

City prepared this Scope upon visual inspection only, for limited purpose. City does not warrant content or conclusions, and is not responsible for errors, omissions, or discovery of conditions that are or may constitute defects or concerns

ESSENTIAL REPAIRS. All buyers must complete Essential Repairs and obtain "Essential Repair Verification Form" and provide same to DCD within 180 days of City's deed to buyer in order to get return of performance deposit.

Location	Required Work		Note/Comments	Cost
Entire Building	Other	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	Property has been illegally converted into a 5 room rooming house and 2 additional studio apartments. Property must be converted back into duplex. Architectural plans and alteration permits required. Approximate cost includes all demolition, re-framing, structural, insulation, wall finish and floor finish work.	\$ 85,000.00
	Defective/Missing HVAC	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	Boilers tampered with and not vented properly. Repair or replace to code compliant condition. Properly separate heating system for duplex layout. HVAC permit required.	\$ 15,000.00
	Defective/Missing Plumbing	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	Install at least one bathroom in each unit and one kitchen in each unit after conversion back into duplex. Install properly separated water heaters for each unit. Repair broken, missing or defective supply, drain and vent pipes assorted areas in basement. Plumbing permit required for all work.	\$ 30,000.00
	Defective/Missing Electrical	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	Panels tampered with, electrical not separated properly for duplex. Replace breaker panels, remove 3rd meter and re-wire house for duplex layout. Includes all fixtures, switches and receptacles. Electrical permit required for all work.	\$ 25,000.00
	Other	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	Replace front porch roof support column.	\$ 500.00
	Defective/Missing Smoke/CO Alarm	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	Required per code throughout	\$ 300.00
	Repair Defective Paint (Interior)	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	Repair any remaining defective paint after duplex conversion.	\$ 750.00
	Defective/Missing Roof (Major)	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>		\$ 13,000.00
	Missing Window(s)	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>		\$ 1,200.00
	Other	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	Rear ramp collapsing. Remove and install code compliant rear porch exit. Permit required.	\$ 4,500.00
	Other	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	Garage collapsing - either raze garage or repair to code compliant condition. Permit required for either option.	\$ 12,500.00
Essential Repairs: Estimated Cost:*				\$ 187,750.00

*average contracted cost. Actual costs may vary. Self help will reduce the amount.

OTHER REPAIRS (Exterior & Interior). Buyer is notified that the following are code violations that must be addressed and are subject to Department of Neighborhood Services (DNS) enforcement.

Exterior Condition Report

Location	Required Work		Note/Comments	Cost
Site	Landscaping	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	Clear brush & trees away from foundation	\$ 500.00
	Steps/Handrails	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Service walks	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Fencing	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Parking	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Retaining walls	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Other	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Other	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$

Garage

Singles: repair	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Shingles: Roof over existing	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Shingles:Tear off & re-roof	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Gutters/downspouts	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Flashing	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Eaves	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Siding	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Doors	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Windows	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Slab	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Paint	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Electrical	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$

Porches

Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs	\$
Roof	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$ 1,500.00
Deck-upper	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Deck-lower	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Steps/handrails	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$ 500.00
Ceiling	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$ 750.00
Guardrails	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$ 600.00
Structural	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Paint	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$ 250.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs re: rear ramp	\$

House

Chimney	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Tuck point	\$ 600.00
Shingles: repair	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Shingles: Roof over existing	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Shingles:Tear off & re-roof	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs	\$
Gutters/downspouts	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$ 1,200.00
Flashing	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Eaves	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$ 1,750.00
Siding	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$ 2,500.00
Storm Doors	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Prime ("main") Doors	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Storm Windows	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$ 900.00
Prime ("main") Windows	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Paint	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$ 1,200.00
Foundation	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Electrical	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$

Exterior: Estimated Cost:* **\$ 12,250.00**

*average contracted cost. Actual costs may vary. Self help will reduce the amount.

Interior Condition Report

Unit: Entire unit (single family) ☐

Lower unit of duplex ☒

Upper unit of duplex ☐

Other ☐

Mechanical Required Work

Heating

Repair/replace boiler	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs	\$
Repair radiation	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace furnace	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair ductwork	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Replace thermostat	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace grilles	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Tune boiler/furn. insp ht exchanger	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$

Electrical

Repair/replace receptacles	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace switches	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace fixtures	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Upgrade service	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs	\$
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$

Plumbing

Repair/replace kitchen sink	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace kitchen sink faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace tub	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace tub faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace toilet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace lavatory	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace lavatory faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace wash tub	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace wash tub faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Unclog piping:	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair drain/waste/vent piping	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair water piping	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace water heater	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs	\$
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$

Windows

Replace broken glass	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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Repair or replace sash	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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Doors

Repair or replace doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,200.00
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Repair or repl. locks/latches	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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Walls/Ceilings

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs	\$
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Fire Safety

Install smoke/CO alarm:bsmt.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs	\$
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Install smoke/CO alarm: 1st flr.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs	\$
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Install smoke/CO alarm: 2nd flr.	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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Handrails

Repair/replace defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	125.00
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Stairs

Repair defective	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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Floors

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs	\$
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Other

	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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Interior: Estimated Cost:	\$	1,325.00
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Interior Condition Report

Unit: Entire unit (single family) ☐

Lower unit of duplex ☐

Upper unit of duplex ☒

Other ☐

Mechanical Required Work

Heating

Repair/replace boiler	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs	\$
Repair radiation	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace furnace	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair ductwork	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Replace thermostat	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace grilles	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Tune boiler/furn. insp ht exchanger	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$

Electrical

Repair/replace receptacles	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace switches	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace fixtures	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Upgrade service	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs	\$
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$

Plumbing

Repair/replace kitchen sink	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace kitchen sink faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace tub	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace tub faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace toilet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace lavatory	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace lavatory faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace wash tub	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace wash tub faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Unclog piping:	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair drain/waste/vent piping	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair water piping	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Repair/replace water heater	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs	\$
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$

Windows

Replace broken glass	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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Repair or replace sash	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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Doors

Repair or replace doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 1,200.00
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Repair or repl. locks/latches	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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Walls/Ceilings

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs	\$
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Fire Safety

Install smoke/CO alarm:bsmt.	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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Install smoke/CO alarm: 1st flr.	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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Install smoke/CO alarm: 2nd flr.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs	\$
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Handrails

Repair/replace defective	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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Stairs

Repair defective	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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Floors

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs	\$
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Other

	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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Interior: Estimated Cost:	\$ 1,200.00
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Total Essential Repairs, Exterior, and Interior Cost:*	\$ 202,525.00
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*average contracted cost. Actual costs may vary. Self help will reduce the amount.

Inspected by: Jeff Sporer

Date: 10/30/2019

Self Help

Work listed as "self help" means the cost estimate includes only the cost of the materials, not labor or equipment.

Important Information Regarding Permits

All plumbing, heating, electrical, and structural repairs require permits before work can start.

Permits are obtained at the Development Center located on the first floor of 809 N. Broadway.

Licensed contractors must do the above work, although owner occupants *may* be eligible to do maintenance work and structural/carpentry repairs.

Owner occupants *may* be eligible to do plumbing work on the unit they live in, but check with the plumbing inspector first.

Generally, minor carpentry repairs, plaster patching, and painting do not require permits.

Anyone disturbing painted surfaces must assume they contain lead paint if the home was built before 1978. Contractors must be licensed to do lead abatement and must obtain a permit. Permits are obtained from the Health Department, located at 841 N. Broadway, 1st Floor.

There may be bare soil at this premises. This soil may have accumulated lead in amounts greater than or equal to the US Environmental Protection Agency (EPA) Lead in Soils Standards. For advice on addressing lead in soil, consult the document Human Health Hazards: Lead in soil from exterior paint from the State of Wisconsin at www.dhs.wisconsin.gov/publications/p45015.pdf.